

GOVERNMENT OF TELANGANA  
ABSTRACT

Loans and Advances – Advance to Government Servants for House Building Advance purposes – House Building Advance of Rs.25,00,000/- (Rupees Twenty Five lakh only) to Sri Sanjive Kumar, Roneo Duplicating Operator, Planning Department for Site-Cum-Construction of House- Sanctioned – Orders – Issued.

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PLANNING (OP-II) DEPARTMENT

G.O.Ms.No. 13

Dated: 06-12-2023,  
Read the following:-

1. G.O. Ms.No.59, Finance (HRM.IV) Dept, Dated. 22-06-2023
2. G.O.Rt.No.1275, Finance (HRM.IV) Dept., dt.23.08.2023.
3. Memo.No.1856/Plg.OP-II/A1/2023, Plg.(OP-II) Dept.,  
Dt.16.09.2023
4. Application received from Sri Sanjive Kumar, Roneo Duplicating Operator, Plg.Dept., dated:03.08.2023.

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ORDER:

Under Article 226, 233 (A) of the Telangana Financial Code Volume I and the Rules for the grant of loans to the Government Servants for House Building purposes, sanction is hereby accorded for an amount of Rs.25,00,000/- (Rupees Twenty Five lakh only) to Sri Sanjive Kumar, Roneo Duplicating Operator, Planning Department for purchase of Site and also for construction of a new House at Plot No.14, admeasuring 143 Sq. in Survey No.36 & 37, situated at Vanipakala Village and Grampanchayat, Chityala Revenue Mandal, Nalgonda District.

2. The advance sanctioned in para (1) above shall be disbursed to Sri Sanjive Kumar, Roneo Duplicating Operator, Planning Department as follows:-

- i) the first installment amount of Rs.6,25,000/- (Rupees Six lakh and Twenty Five thousand only) which is 25% of the sanctioned para 1 above shall be paid for purchase of site on executing on agreement and Surety Bonds in the prescribed forms for the repayment of the advance as required under the Rules before drawal of the amount from out of the funds allocated to this Department in the memo 3<sup>rd</sup> read above. Out of Rs.6,25,000/-, an amount of Rs.1,50,000/- (Rupees One Lakh Fifty thousand only) shall be paid to Sri K. Srinivas Reddy, the vendor's Account No. 30396000346, State Bank of India, Kamala Nagar, Hyderabad and the balance amount of Rs.4,75,000/-to the individual.
- ii) the second installment of Rs.12,50,000/- (Rupees Twelve lakh and Fifty Thousand only) which is above 50% of the advance sanctioned shall be paid on his mortgaging the site purchased by him in favour of the Government and on furnishing of an approved House Plan and Estimates.
- iii) the third and final installment of Rs.6,25,000/- (Rupees Six lakh and Twenty Five thousand only) of the sanctioned advance shall be paid after the construction of the building has reached the roof level and on production of necessary certificate from the competent authority not lower in rank than the Deputy Executive Engineer (R&B) Department to the effect that the development of the area in which is the house built, is provided with the facilities such as water supply, lighting, roads, drainage and sewerage etc.,

P.T.O.

3. The land must be purchased and the sale deed thereof shall be produced and the site mortgaged to Government in Planning Department within 2 months from the date of drawal of instalment, failing which, the loanee shall be liable to refund at once the entire amount to Government together with the interest thereon.

4. The grant of advance to the above individual for construction of the house is subject to the following conditions:-

i. The construction of the house should be carried out in accordance with the approved plan and specifications on the basis of which the amount of advance for construction of house has been sanctioned. The Plan specifications must not be deviated.

ii. The construction of house shall be completed within 18 months of the date on which the first installment is paid. Failure to do so, the loanee shall refund the entire amount of advance together with interest thereon as per rules and orders. The date of completion must be reported to the Government without any delay.

iii. Immediately on completion of the construction of house the grantees shall insure the house at his own cost, for a sum not less than the amount of the advance with interest due thereon and shall keep it so insured against damage by fire, flood, cyclone or lightning and renew the insurance from time to time till the loanee completely repay the loan amount with interest.

iv. The house must be maintained in good condition with his own cost and he shall continue to pay all Municipal and Local taxes regularly until the advance with interest is paid in full. He shall also keep it free from all encumbrances.

5. The advance sanctioned in para (1) above to the individual shall be recovered in (170) monthly installments i.e. (140) principal i.e., the first installment of Rs 18,850/- and the remaining 139 monthly installments @ Rs.17,850/- p.m. and interest thereon will be recovered @ 5 ½ % in 30 monthly installments. The balance of the advance and the interest, if any, outstanding at the time of retirement or death of the loanee shall be recovered from his Death-cum-Retirement Gratuity. The recovery shall commence from 19<sup>th</sup> month after the G.O. issued.

6. The advance sanctioned in para 1 above shall carry simple interest at 5.5% per annum from the actual date of drawal of the advance. The rate of interest has been fixed provisionally and is subject to revision from time to time. Interest shall be recovered from the grantees in (30) monthly installments. Recovery of interest shall commence from the month following the month in which the last installment of loan amount is recovered. Penal interest at one and a half time the normal rate of interest mentioned above shall be collected from the grantees in case he fails to fulfill any of the conditions laid down in rule.

7. It will be open to the grantees to repay the amount in shorter period, if he so desires. In any case, the entire advance together with interest thereon must be repaid in full before the date on which he is due to retire from service.

8. In case the grantee does not repay the balance of the advance together with interest thereon due to the Government on or before the date of his retirement, it shall be open to the Government to enforce the security of the mortgage at any time thereafter and recover the balance advance together with interest and cost of recovery by the sale of the house or in such other manner as may be permissible under the law. The recovery of advance shall be affected through the monthly pay / leave salary bills of the grantee.

9. If the grantee ceases to be in service for any reason other than the normal retirement / superannuation or if he dies before the repayment of the advance with interest in full, the entire outstanding amount of the advance shall become payable to the Government forthwith. Any balance remained unpaid shall be recovered from the retirement gratuity that may be sanctioned to him.

10. The property mortgaged to the Government shall be reconveyed to him or to his successor in interest, as the case may be, after the advance together with interest has been repaid to the Government in full.

11. The expenditure shall be debited to the Head of Account "7610 – Loans to Government Servant – MH (201) – House Building Advance – SH (05) – Loans to other Officers; 001-loans to other officers".

12. The Planning (Claims) Department shall draw the amount released in para (1) above and pay to the individual.

13. This order does not require the concurrence of the Finance Department under the rules in force on the subject.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

K. RAMAKRISHNA RAO  
SPECIAL CHIEF SECRETARY TO GOVERNMENT (FAC)

To

Sri Sanjive Kumar, Roneo Duplicating Operator, Planning Department.

Copy to:

The Planning (Claims) Department.

The Deputy Pay & Accounts Officer, Secretariat Branch, Hyderabad.

The Accountant General, A.P., and Telangana, Hyderabad.

The District Treasury Officer, Hyderabad.

SF/SCs.

//FORWARDED:: BY ORDER//

SECTION OFFICER